

APPENDIX C – Land Use Zone Definitions

These are standard definitions for all TVA reservoirs. Some of the described uses in these definitions may not be applicable to Tims Ford. Zones 7 and 8 have been customized to reflect unique contractual agreements applicable only to Tims Ford.

Zone	Definition
1 Non-TVA/TDEC Shoreland	<p>Shoreland located above summer pool elevation that TVA or TDEC does not own in fee or land never purchased by TERDA or TVA. TVA and TDEC are not allocating private or other non-project land. This category is provided to assist in comprehensive evaluation of potential environmental impacts of TVA and TDEC's allocation decision. Non-project shoreline includes:</p> <ul style="list-style-type: none"> • Flowage easement land—e.g., privately or publicly owned land where TVA has purchased the right to flood and/or limit structures. Flowage easements are generally purchased to a contour elevation. Shoreline management policy (SMP) guidelines discussed in the definition of Zone 7 apply to the construction of water use facilities fronting flowage easement residential development. SMP Guidelines addressing land based structures and vegetation management do not apply. • Privately owned reservoir land—Including, but not limited to, residential, industrial/commercial, or agricultural.
2 TVA Project Operations	<p>All project land currently used for TVA operations and public works projects includes:</p> <ul style="list-style-type: none"> • Land adjacent to established navigation operations—Locks, lock operations and maintenance facilities, and the navigation workboat dock and bases. • Land used for TVA power projects operations—Generation facilities, switchyards, and transmissions facilities and rights-of-way. • Dam reservation land—Areas used for developed and dispersed recreation, maintenance facilities, Watershed Team offices, research areas, and visitor centers. • Navigation safety harbors/landings—Sites used for tying off commercial barge tows and recreational boats during adverse weather conditions or equipment malfunctions. • Navigation dayboards and beacons—Areas with structures placed on the shoreline to facilitate navigation. • Public works projects—Includes fire halls, public water intakes, and public treatment plants, etc. (These projects are placed in this category as a matter of convenience and may not relate specifically to TVA projects.) • Land planned for any of the above uses in the future.
3 Sensitive Resource Management	<p>Land managed for protection and enhancement of sensitive resources. Sensitive resources, as defined by TVA and TDEC, include resources protected by state or federal law or executive order and other land features/natural resources TVA and TDEC consider important to the area viewscape or natural environment. Natural resource activities such as hunting, wildlife observation, and camping on</p>

	Zone	Definition
3	Sensitive Resource Management (cont'd)	<p>undeveloped sites can occur in this zone; but the overriding focus is protecting and enhancing the sensitive resource the site supports. Areas included are:</p> <ul style="list-style-type: none"> • TVA/TDEC-designated sites with potentially significant archeological resources. • Project lands with sites/structures listed on or eligible for listing on the National Register of Historic Places. • Wetlands, i.e., aquatic bed, emergent, forested, and scrub-shrub wetlands as defined by TVA and TDEC. • Project land under easement, lease, or license to other agencies/individuals for resource protection purposes. • Project land fronting land owned by other agencies/individuals for resource protection purposes. • Habitat Protection Areas—These are areas managed by TVA and TDEC to protect populations of species identified as threatened or endangered by the U. S. Fish and Wildlife Service (USFWS), state-listed species, and any unusual or exemplary biological communities/geological features. • Ecological Study Areas—These are designated areas that are suitable for ecological research and environmental education by a recognized authority or agency. Areas typically containing plant or animal populations of scientific interest or are of interest to an educational institution that would utilize the area. • Small Wild Areas—These are areas managed by TVA or TDEC or in cooperation with other public agencies or private conservation organizations to protect exceptional natural, scenic, or aesthetic qualities that can also support dispersed, low-impact types of outdoor recreation. • River corridor with sensitive resources—A river corridor is a linear greenspace along both streambanks of selected tributaries entering a reservoir managed for light boat access at specific sites, riverside trails, and interpretive activities. These areas will be included in Zone 3 when identified sensitive resources are present. • Significant scenic areas—These are areas designated for visual protection because of their unique vistas or particularly scenic qualities. • Champion tree site—These are designated by TVA or TDEC as sites that contain the largest known individual tree of its species in that state. • Other sensitive ecological areas—Examples of these areas include heron rookeries, nest colonies, and unique cave or karst formations. • Land planned for any of the above uses in the future.
4	Natural Resource Conservation	<p>Land managed for the enhancement of natural resources for human use and appreciation. Management of resources is the primary focus of this zone. Appropriate activities in this zone include hunting, timber harvest, wildlife observation, and camping on undeveloped sites. Areas included are:</p> <ul style="list-style-type: none"> • Project land under easement, lease, or license to other agencies for wildlife or forest management purposes. • Project land fronting land owned by other agencies for wildlife or forest

	Zone	Definition
4	Natural Resource Conservation (cont'd)	<p>management purposes.</p> <ul style="list-style-type: none"> • Project land managed for wildlife or forest management purposes. • Informal recreation areas maintained for passive, dispersed recreation activities such as hunting, hiking, bird watching, photography, primitive camping, bank fishing, and picnicking. • Shoreline Conservation Areas—Narrow riparian strips of vegetation between the water's edge and TVA/TDEC's backlying property that are managed for wildlife, water quality, or visual qualities. • Wildlife Observation Areas—Areas with unique concentrations of easily observed wildlife that are managed as public wildlife observation areas. • River corridor without sensitive resources present—A river corridor is a linear greenspace along both streambanks of selected tributaries entering a reservoir managed for light boat access at specific sites, riverside trails, and interpretive activities. River corridors will be included in Zone 4 unless sensitive resources are present (see Zone 3). • Islands of 10 acres or less. • Land planned for any of the above uses in the future.
5	Industrial/Commercial Development	<p>Land managed for economic development purposes. Areas included are:</p> <ul style="list-style-type: none"> • Project land under easement, lease, or license to other agencies/individuals for industrial or commercial purposes. • Project land fronting land owned by other agencies/individuals for industrial or commercial purposes. • Sites planned for future industrial use. <p>Types of development that can occur on this land are:</p> <ul style="list-style-type: none"> • Business parks — Project waterfront land which supports industrial or commercial development. • Industrial access — Access to the waterfront by backlying property owners across TVA property for water intakes, wastewater discharge, or conveyance of commodities (i.e., pipelines, rail, or road). Barge terminals are associated with industrial access corridors. • Barge terminal sites — Public or private facilities used for the transfer, loading, and unloading of commodities between barges and trucks, trains, storage areas, or industrial plants. • Fleeting areas — Sites used by the towing industry to switch barges between tows or barge terminals which have both off-shore and on-shore facilities. • Minor commercial landing — A temporary or intermittent activity that takes place without permanent improvements to the property. These sites can be used for transferring pulpwood, sand, gravel, and other natural resource commodities between barges and trucks. <p>(Commercial recreation uses, such as marinas and campgrounds, are included in Zone 6.)</p>

	Zone	Definition
6	Recreation and State Park Expansion	<p>All reservoir land managed for concentrated, active recreation activities that require capital improvement and maintenance, including:</p> <ul style="list-style-type: none"> • Project land under easement, lease, or license to other agencies/individuals for recreational purposes. • Project land fronting land owned by other agencies/individuals for recreational purposes. • Project land developed for recreational purposes such as campgrounds, day use areas, etc. • Project planned for any of the above uses in the future. <p>Types of development that can occur on this land include:</p> <ul style="list-style-type: none"> • Commercial recreation, e.g., marinas, boat docks, resorts, campgrounds, and golf courses. • Public recreation, e.g., local, state and federal parks, and recreation areas. • Greenways—Linear parks located along natural features such as lakes or ridges, or along manmade features including abandoned railways or utility rights-of-way, which link people and resources together. • Water access sites, e.g., boat ramps, courtesy piers, canoe access, fishing piers, vehicle parking areas, picnic areas, trails, toilet facilities, and information kiosks.
7	Residential Access or Residential Development	<p>Access</p> <p>Project lands where Section 26a applications and other land use approvals for residential shoreline alterations are considered. Requests for residential shoreline alterations are considered on parcels identified in this zone where such use was previously considered and where the proposed use would not conflict with the interests of the general public. Under the Plan, residential access would be divided into three categories based on the presence of navigation restrictions and sensitive ecological resources such as endangered or threatened species, wetlands, and archaeological and historic sites. The categories are: (1) Shoreline Protection*, for shoreline segments that support sensitive ecological resources, such as federally-listed threatened or endangered species, high priority state-listed species, wetlands with high function and value, archaeological or historical sites of national significance, or which contain navigation restrictions; (2) Residential Shoreline Mitigation, for shoreline segments where resource conditions or navigation conditions would require special analysis and perhaps specific mitigation measures, or where additional data are needed; and (3) Managed Residential Shoreline, where no known sensitive resources exist. Types of development/management that could occur on this land are:</p> <ul style="list-style-type: none"> • Residential water-use facilities, e.g., docks, piers, launching ramps/driveways, marine railways, boathouses, enclosed storage space, and nonpotable water intakes. • Residential access corridors, e.g., pathways, wooden steps, walkways, or mulched paths which can include portable picnic tables and utility lines. • Shoreline stabilization, e.g., bioengineering and riprap.

Zone	Definition
	<ul style="list-style-type: none"> • Shoreline vegetation management on TVA-owned residential access shoreland. • Conservation partnership easements for protection of the shoreline. • Other activities, e.g., fill, excavation, grading, etc. <p>*Docks and other shoreline development are not permitted on land that is verified as Shoreline Protection subsequent to TVA review.</p> <p>Residential Development Project lands available for residential development. TVA will retain a 50-foot buffer above the 895-foot contour fronting these lands to benefit water quality, shoreline habitat, and shoreline aesthetics while minimizing shoreline erosion. Only community water use facilities may be considered. Requests for community water use facilities must be submitted to TVA for Section 26a review either by a developer (provided lots have not been sold) or by a state-chartered home owners association. Under the Plan, shoreline fronting residential development would be divided into three categories based on the presence of navigation restrictions and sensitive ecological resources such as endangered or threatened species, wetlands, and archaeological and historic sites. The categories are: (1) Shoreline Protection*, for shoreline segments that support sensitive ecological resources, such as federally-listed threatened or endangered species, high priority state-listed species, wetlands with high function and value, archaeological or historical sites of national significance, or which contain navigation restrictions; (2) Residential Shoreline Mitigation, for shoreline segments where resource conditions or navigation conditions would require special analysis and perhaps specific mitigation measures, or where additional data are needed; and (3) Managed Residential Shoreline, where no known sensitive resources exist. Types of development/management that could occur, subject to prior TVA approval are:</p> <ul style="list-style-type: none"> • Community water-use facilities, e.g., docks, boatslips, courtesy piers, launching ramp, and nonpotable water intakes. • Community access corridors, e.g., pathways, wooden steps, walkways, or mulched paths which can include portable picnic tables and utility lines. • Shoreline stabilization, e.g., bioengineering and riprap. • Conservation partnership easements for protection of the shoreline. • Other activities, e.g., fill, excavation, grading, etc. • Vegetation management consistent with SMP on the TVA land. • View corridor management on TVA-owned residential development land as described below: <ul style="list-style-type: none"> – Clearing of trees and other vegetation would be considered to create and maintain a view corridor that could be up to 20 feet wide. The corridor extends from the common boundary between TVA and the adjacent landowner to the water at normal summer pool. – The view corridor is located in a way that minimizes removal of trees or other vegetation with high quality wildlife value on TVA land.

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	<ul style="list-style-type: none"> – Grass may be planted and mowed within the view corridor. – Stone, brick, mulch or wooden path, walkways, and/or steps are allowed within an approved view corridor. – Within the view corridor, clearing of understory plants specified by TVA (such as poison ivy, Japanese honeysuckle, kudzu) would be considered. – Planting of native trees, shrubs, wildflowers, and ground covers would be allowed to improve or enhance the vegetative cover. – Pruning of side limbs of trees to enhance the view of the lake would be considered within the view corridor. – Application of fertilizers and herbicides would not be allowed within 50 feet of the normal summer pool. <p>*Docks and other shoreline development are not permitted on land that is verified as Shoreline Protection subsequent to TVA review.</p>
8 Conservation Partnership	<p>Narrow strips of public shoreland that could be used to help establish a wider shoreline buffer zone to benefit the environment. This would be accomplished through establishment of conservation partnerships with adjacent private property owners resulting in conservation partnership easements. Increasing the shoreline buffer area would benefit water quality, shoreline habitat, and shoreline aesthetics while reducing shoreline erosion.</p> <p>To ensure long-term maintenance and enhancement of the riparian zone, a 100-foot-deep conservation partnership easement (from the 895-foot contour) would be conveyed to TVA from the Shoreline Protection Partners in exchange for TVA consideration of requests for limited community water-use facilities on public land. The easement would run with the land making the subsequent sale of the private property containing the shoreline buffer subject to TVA's easement interest in the land as long as a Section 26a permit for a water-use facility exists. The conservation partnership easement will be recorded at the county courthouse.</p> <p>This area would have harbor limits established consistent with SMP and could contain, depending on site restrictions, facilities associated with community facilities (excluding parking areas). A maximum of 2,000 square-foot (footprint) of facility (dock) area would be allowed. The facility would be located in such a manner as to avoid any sensitive areas if identified during the Section 26a review process. Examples of community facilities/activities that could be considered in Zone 8 are:</p> <ul style="list-style-type: none"> • courtesy pier • boatslip • dock • shoreline stabilization where needed to reduce erosion (such as bioengineering and riprap)